



## Board of Education Report

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**File #:** Rep-135-18/19, **Version:** 1

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### **Amendment to the Facilities Services Division Strategic Execution Plan to Define and Approve Six Projects that Address Critical School Repair Needs**

**November 13, 2018**

#### **Facilities Services Division**

#### **Action Proposed:**

Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve six projects that address critical school repair needs, as listed on Attachment A. Staff further proposes that the Board authorize the Chief/Deputy Procurement Officer and/or the Chief Facilities Executive and/or their designee(s) to execute all instruments necessary, as legally permissible, to implement the proposed projects, including budget modifications and the purchase of equipment and materials. The total combined budget for the six projects is \$10,094,343.

#### **Background:**

The District encompasses approximately 1,300 different schools and centers, and Facilities is responsible for maintaining, repairing, and upgrading more than 13,500 school buildings, the majority of which are over 50 years old. Despite the significant investments the District has made in its school facilities over the last two decades, schools continue to age and deteriorate and older buildings may not align with instructional requirements. As the District's capital needs far exceed available funding, priorities for the expenditure of capital funding must be evaluated to ensure the District's most pressing priorities are being addressed.

Based on an evaluation of known facilities conditions and needs at schools, the following have been identified as the most pressing unfunded critical school repair and safety needs that should continue to be addressed within the limited available funding:

- Failing, deteriorated, and outdated building systems and components
- School buildings, rooms and/or facilities deemed unsafe for occupancy
- Other critical health and safety concerns, urgent/emergency conditions, and/or health and safety code compliance issues that may arise

The project proposals contained in this Board Report align with the identified types of pressing critical school repair and safety conditions. The projects consist of roofing, flooring and synthetic turf replacement projects. Attachment A provides additional details pertaining to the proposed projects.

#### **Expected Outcomes:**

Staff anticipates that the Board of Education will approve the proposed action to define and approve six projects to address critical school repair needs that will improve student health, safety and educational quality.

#### **Board Options and Consequences:**

A "yes" vote will authorize staff to proceed with the expenditure of bond funds to undertake the project proposals in accordance with the provisions set forth in Measures K, R, Y and Q. If the proposed action is not approved, bond funds will not be expended and critical school repair needs will remain unaddressed.

**Policy Implications:**

The action is consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment. Moreover, the proposal is aligned with the Board-adopted Facilities Bond Program strategy to address unfunded and pressing school facilities needs related to safety, compliance, and instructional requirements (Board Report No. 048-17/18).

**Budget Impact:**

The total combined budget for the six projects is \$10,094,343. The projects will be funded with Bond Program funds earmarked specifically for critical school repair and safety improvements to school building components.

Each project budget was prepared based on the current information known, and assumptions about, the project scope, site conditions, and market conditions. Individual project budgets will be reviewed throughout the planning, design, and construction phases as new information becomes known or unforeseen conditions arise, and will be adjusted accordingly to enable the successful completion of each project.

**Student Impact:**

Continuing our efforts to undertake critical school repair and safety improvement projects is a vital component to the District's ability to provide safe school environments that promote teaching and learning.

**Issues and Analysis:**

It may be necessary to undertake feasibility studies, site analysis, scoping, and/or due diligence activities on the proposed projects prior to initiating design. As necessary, the Office of Environmental Health and Safety (OEHS) will evaluate the proposed projects in accordance with the California Environmental Quality Act (CEQA) to ensure compliance. If through the planning and design process it is determined that the proposed project scope(s) will not sufficiently address the critical need identified, the project scope, schedule and budget will be revised accordingly.

**Bond Oversight Committee Recommendations:**

This item was considered by the BOC at its meeting on November 1, 2018. Staff has concluded that this proposed FSD SEP amendment will facilitate implementation of the FSD SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP.

**Attachments:**

Attachment A - Project Definitions for Six Projects that Address Critical School Repair Needs  
BOC Resolution

**Informatives:**

None.

**Submitted:**

10/26/18

**RESPECTFULLY SUBMITTED,**



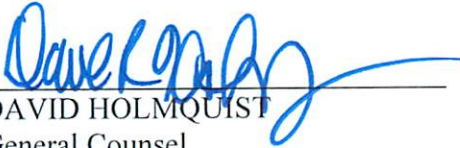
AUSTIN BEUTNER  
Superintendent

**APPROVED BY:**



MARK HOVATTER  
Chief Facilities Executive  
Facilities Services Division

**REVIEWED BY:**



DAVID HOLMQUIST  
General Counsel

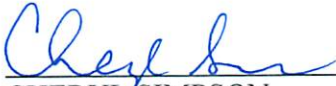
Approved as to form.

**PRESENTED BY:**



ROBERT LAUGHTON  
Director of Maintenance & Operations  
Facilities Services Division

**REVIEWED BY:**



CHERYL SIMPSON  
Director, Budget Services and Financial Planning

Approved as to budget impact statement.



**LOS ANGELES UNIFIED SCHOOL DISTRICT  
Board of Education Report**

**Attachment A**

**1. 112<sup>th</sup> Street Elementary School – Project to Provide New Flooring**

- *Local District South, Board District 7 – Vladovic*
- *Project Background and Scope* – This project is to replace approximately 43,000 square feet of deteriorated flooring in nine classroom buildings. The scope of work includes addressing floor slab settlement in Buildings A and B and ADA work as required.
- *Project Budget* -- \$1,895,022
- *Project Schedule* – Construction is anticipated to begin in Q3 2019 and conclude in Q1 2020.

**2. Carver Middle School – Project to Provide New Synthetic Turf Field**

- *Local District Central, Board District 5– Vacant*
- *Project Background and Scope* – This project is to replace approximately 88,000 square feet of deteriorated synthetic turf at the soccer field. The scope of work includes installing new drainage and irrigation systems and cleaning the existing field drainage and providing irrigation repairs.
- *Project Budget* -- \$1,559,868
- *Project Schedule* – Construction is anticipated to begin in Q1 2019 and conclude in Q2 2019.

**3. Dymally High School – Project to Provide New Synthetic Turf Field**

- *Local District South, Board District 7– Vladovic*
- *Project Background and Scope* – This project is to replace approximately 79,000 square feet of deteriorated synthetic turf at the football field. The scope of work includes installing new drainage and irrigation systems and cleaning the existing field drainage and providing irrigation repairs.
- *Project Budget* -- \$1,359,553
- *Project Schedule* – Construction is anticipated to begin in Q1 2019 and conclude in Q2 2019.

**4. Fremont High School – Project to Provide New Synthetic Turf Field**

- *Local District South, Board District 7– Vladovic*
- *Project Background and Scope* – This project is to replace approximately 78,000 square feet of deteriorated synthetic turf at the football field. The scope of work includes cleaning the existing field drainage system and providing irrigation repairs.
- *Project Budget* -- \$1,401,490
- *Project Schedule* – Construction is anticipated to begin in Q1 2019 and conclude in Q2 2019.

**5. Fremont High School – Project to Provide New Roofing**

- *Local District South, Board District 7– Vladovic*
- *Project Background and Scope* – This project is to provide approximately 113,000 square feet of new roofing at 17 buildings, including new gutters and downspouts, and painting of affected areas.
- *Project Budget* -- \$2,324,730
- *Project Schedule* – Construction is anticipated to begin in Q2 2019 and conclude in Q4 2019.

**6. Hollywood High School – Project to Provide New Roofing**

- *Local District West, Board District 4– Melvoin*
- *Project Background and Scope* – This project is to provide approximately 67,000 square feet of new roofing at seven buildings, including new gutters and downspouts, replacement of skylights and painting of affected areas.
- *Project Budget* -- \$1,553,680
- *Project Schedule* – Construction is anticipated to begin in Q2 2019 and conclude in Q4 2019.

**Rachel Greene, Chair**  
Tenth District PTSA  
**Bevin Ashenmiller, Vice-Chair**  
LAUSD Student Parent  
**Susan Linschoten, Secretary**  
L.A. Co. Auditor-Controller's Office  
**Araceli Sandoval-Gonzalez, Executive Committee**  
Early Education Coalition  
**Karen Krygier, Executive Committee**  
L.A. City Controller's Office

**Jeffrey Fischbach**  
CA Tax Reform Assn.  
**Greg Good**  
L.A. City Mayor's Office  
**Michael Keeley**  
CA Charter School Association  
**Kate Mergen**  
Assoc. General Contractors of CA  
**Ron Miller**  
L.A. Co. Federation of Labor AFL-CIO  
**Scott Pansky**  
L.A. Area Chamber of Commerce

**Dolores Sobalvarro**  
AARP  
**Kathryn Steinberg**  
31<sup>st</sup> District PTSA  
**Douglas Teiger**  
American Institute of Architects  
**Celia Ayala (Alternate)**  
Early Education Coalition  
**Arlene Barrera (Alternate)**  
L.A. Co. Auditor-Controller's Office  
**Jose Zambrano (Alternate)**  
Tenth District PTSA  
**(Vacant)**  
LAUSD Student Parent

**Joseph P. Buchman – Legal Counsel**  
Burke, Williams & Sorensen, LLP  
**Lori Raineri and Keith Weaver – Oversight Consultants**  
Government Financial Strategies

**Timothy Popejoy**  
Bond Oversight Administrator  
**(Vacant)**  
Asst. Administrative Analyst

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## RESOLUTION 2018-29

### BOARD REPORT NO. 135-18/19

#### AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC EXECUTION PLAN TO DEFINE AND APPROVE SIX PROJECTS THAT ADDRESS CRITICAL SCHOOL SAFETY AND REPAIR NEEDS

WHEREAS, District Staff proposes that the Board of Education approve an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve six projects that address critical school repair needs with a budget of \$10,094,343 (the "Projects") as described in Board Report 135-18/19 attached hereto; and authorize the Chief/Deputy Procurement Officer and/or the Chief Facilities Executive and/or their designee(s), to execute all instruments necessary to implement the proposed projects; and

WHEREAS, District Staff has determined that the Projects are necessary to improve student health, safety and educational quality; and

WHEREAS, District Staff has determined that the Projects will help facilitate the implementation of the Facilities Bond Program strategy to address unfunded and pressing school facilities related to safety, compliance, and instructional requirements; and

WHEREAS, the Projects are consistent with the District's commitment to address unmet school facilities needs and provide students with a safe and healthy learning environment; and

WHEREAS, the Board of Education's approval of the Projects will authorize District Staff to proceed with the expenditure of bond funds to undertake the Projects in accordance with the provisions set forth in Measures K, R, Y and Q; and

**RESOLUTION 2018-29  
AMENDMENT TO THE FACILITIES SERVICES DIVISION STRATEGIC  
EXECUTION PLAN TO DEFINE AND APPROVE SIX PROJECTS THAT ADDRESS  
CRITICAL SCHOOL SAFETY AND REPAIR NEEDS**

WHEREAS, District Staff has concluded that the proposed SEP amendment will facilitate implementation of the FSD SEP, and therefore, it will not adversely affect the District's ability to successfully complete the FSD SEP.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The School Construction Citizens' Bond Oversight Committee recommends that the Board of Education adopt an amendment to the Facilities Services Division (FSD) Strategic Execution Plan (SEP) to define and approve six projects that address critical school safety and repair needs, with a budget of \$10,094,343, as defined in Board Report 135-18/19, a copy of which is attached hereto in the form it was presented to the BOC and is incorporated herein by reference.
2. This resolution shall be transmitted to the Los Angeles Unified School District Board of Education and posted on the Oversight Committee's website.
3. The District is directed to track the above recommendation and to report on the adoption, rejection, or pending status of the recommendations as provided in section 6.2 of the Charter and Memorandum of Understanding between the Oversight Committee and the District.

ADOPTED on November 1, 2018, by the following vote:

AYES: 8

ABSTENTIONS: 2

NAYS: 2

ABSENCES: 2



Rachel Greene  
Chair



Bevin Ashenmiller  
Vice-Chair